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FOREST OAKS II



Board News!

A Message From the Board

How is it that we are now at Summer!?! This year is flying by and with that, we want to encourage everyone to stay hydrated, check in on your neighbors who are more susceptible to weather related issues, and to stay safe when traveling! We have some exciting things coming up so read on and take note!

Board Updates:

- The Board would like to take a moment to thank Mike McMillen for decorating the front of the club house for us! Beautiful work for celebrating Memorial Day and The Fourth of July this year!

Forest Oaks II is a self-governing association. The operation of our association is governed by a board of directors. The Board of Directors is elected by our community to oversee the daily functions and financial responsibilities of the Association. The Board of Directors is committed to maintain the high standards of this community.

Board Updates Continued:

- We'd like to thank ProCut for the work they did and efficiently cleaning out the gutters! We understand there are still some issues with some leaks and ask that you let us know where those are by sending an email to adminassistant@forestoaks2.com with Gutter Leak in the subject line. Please include your unit number and if the location of the leak is located in: front or back of the unit, if on the 2nd story or not, and any additional information you'd like to share.
- There has been a shift in the duties covered by each member of the Board. We kindly request that you reach out to specific board members (see descriptions of duties enclosed as well as the boarder to the right) for items related to their specific duties; or if unsure, you may reach out to Judy, the administrator.
- This year, the Board would like to host 3 different decoration contests: the 4th of July, Halloween, and Thanksgiving/Christmas. There are also going to be "Patio of the Month" and "Bed of the Month" contests that you may enter as well. You must email director2@forestoaks2.com to enter your unit for the contests (see enclosed flyer for more information).
- The Board is working on updating the contact information for the directory. Please check to make sure you have been receiving updates from the administrator. If you notice any issues, please check your spam/junk folder and that you are able to receive emails from adminassistant@forestoaks2.com as many email servers are marking the emails as spam and not delivering the messages being sent.

General Reminders

- **Ongoing:**
- **Director's Meeting:** Held in the Club House every even-numbered month on the 3rd Thursday night at 5:30. The next season's meetings are June 18, 2026 and August 20, 2026. Homeowners have the opportunity to address the Board of Directors by submitting a request on the website or by signing the clipboard at the meeting. Each party will have up to 5 minutes with a total time up to 30 minutes for this section of the meeting.
- **Monthly HOA dues:** Dues are \$395 a month and due on the 1st. Please note that the administration assistant/bookkeeper is only available on Mondays and Thursdays, so emails and messages regarding accounts will be worked during those days.
- **Work Order Requests:** If you're out and about and see something that needs repair, please fill out the work Order Request form online or reach out to Vice President Karen Stutzman for a hard copy.
- **Clubhouse:** The Clubhouse is available for use by home owners in good standing with their HOA dues as part of shared amenities. There is a \$150 refundable deposit required but the \$50 rental fee is no longer necessary.
- **Trash Cans:** Please make sure that when leaving your cans outside for pickup, the handles need to be facing the street so the trash guys be able to move through the neighborhood more efficiently.

Board Members and Duties

President: JoAnna Medlen

- Duties: Socials/Events, General Maintenance, Parking, Pool Access and Maintenance, Lawn Care, and Fireplaces
- Contacts: 615-631-0107 and president@forestoaks2.com

Vice-President: Karen Stutzman

- Duties: General Maintenance, Clubhouse Rental, Extension Requests, Water Mitigation and Streets, Security
- Contacts: 615-653-9902 and vice-president@forestoaks2.com (no hyphen included)

Secretary/Treasurer: Becky Avaritt

- Duties: Financials, Modification Requests, Patio Fences, and Patio Coverings
- Contacts: 615-308-1713 and secretary@forestoaks2.com

Director: Courtney Carter

- Duties: Communications, Website, Newsletter, Pool General, Pets
- Contacts: 423-255-2472 and director1@forestoaks2.com

Director: Tonna Collins

- Duties: Lawn Decor, Outside Decor, Personal Landscaping, Incident Reports, Fireplaces/Smoke Detectors, and Miscellaneous
- Contacts: 615-895-6566 and director2@forestoaks2.com

Administrative Assistant/ Bookkeeper: Judy Tabbert (in office Mondays & Thursdays)

- Contacts: 615-917-7032 & adminassistant@forestoaks2.com; bookkeeper@forestoaks2.com

Common Links:

Website: www.forestoaks2.com



General Reminders Cont'd

▸ Ongoing cont'd:

- **Architectural Modification Requests:** We want to remind you that if you are tackling any projects in limited common areas (some examples are but not limited to: exterior painting, lighting, doors/windows, satellite placements, awnings, fence/gate, and patio covers), you need to fill out the form titled as such for review and approval by the Board. The form is now on the website, but if you need a physical hard copy, please email the secretary.

- **Pets:** Please be mindful that you are responsible for picking up waste after your pet and disposing of waste appropriately. Bagging waste and leaving it on the grass creates mowing hazards and can result in a friendly reminder letter then incurred fines following the violation section of the Master Deed and Bylaws.

- **Walk Throughs:** A member of the board along with the administrative assistant, do regular walk throughs of limited and common space areas, which includes individual patios. These walks occur on the 2nd Monday of each month. Please remember to leave your gates unlocked at this time so we can examine the exteriors of the units for possible maintenance issues These occur between the hours of 8-11 AM.

- **Information Update:** Anytime ~~there is a vehicle change or an~~ acquiring of/loss of a pet, there needs to be an update to the respected registration forms with the Board. Please fill out these forms online or reach out to Director Tonna Collins for a hard copy.

- **Parking:** There are several locations across the complex that friends, family, and guests can park while visiting. Please advise them of these spots and only leave vehicles that are actively delivering ~~or vendors~~ doing work to be in the travel lanes. This creates issues for your fellow neighbors if vehicles are left in the alleys and could obstruct government/response vehicles (such as postal services or emergency services) should those vehicles need to get through. If the guest area closest to your unit fills up, there is a larger area at the back of the complex that has plenty of spots. Also, do not block sidewalks if parking in guest parking.

- **Pool items:** don't forget that you need to have filled out BOTH the pool registration form and the pool waiver form from the website to be able to access the pool area along with having no outstanding balances on your HOA account. If you are unsure if both forms were received, please reach out to the director 1 email for an update. Please note, if you use the umbrellas in the pool area, please make sure to lower them when you are finished. This time of the year can be unpredictable with strong winds in the area, therefore we don't want to lose the umbrellas or have them cause damage to someone's unit.

Items of Interest:

▸ IN MEMORY:

- It is with deepest sympathies that we inform our neighbors and friends that we have had a passing in the neighborhood. We would like to extend our deepest condolences to the family and friends of our beloved neighbor, Margaret Hayes (April 17, 1938-March 23, 2026).

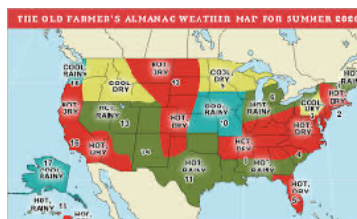


• Coming Ahead!

- Facebook Page: We are currently working on a new way to communicate and send out event reminders by creating a neighborhood page on Facebook. The details are still being finalized but we will send you out more information by email once we finish getting this item set up!

Just For Fun:

- Thank you for the suggestions from the Homeowners. This section is a work in progress so continue to send in your ideas or contributions and feedback to: director1@forestoaks2.com!
- Quote for the Summer Season: “Live in the sunshine. Swim in the sea. Drink in the wild air.” -Ralph Waldo Emerson
- Major Farmer’s Almanac Moment for the Season:
 - Appears to be a dryer and hotter than normal summer, so stay hydrated and cool out there! (Map credit: The Old Farmer’s Almanac 2026)



Items of Interest:



Important Dates:

June:

- 1st-TN's 230th Statehood Day
- 14th- Flag Day
- 16th-Father's Day
- 18th-Board Member Meeting 5:30
- 19th-Juneteenth
- 21-Summer Solstice (longest day of the year)

July:

- 4th- Fourth of July (America's 250th Birthday)
- 4th of July Cookout- Clubhouse from 2-4

August:

- 20th--Board Member Meeting 5:30

Ongoing: Submit your Home Insurance Renewals each year

Ongoing: 1st of each month- HOA Fees due

- We would love to have homeowner submissions like a favorite recipe, a poem, a dazzling picture, or items of interest. Please submit to director1@forestoaks2.com
- Note: No single board member has the authority to approve or deny any action by a homeowner. An opinion offered by a Board member, is their opinion and is not speaking with the weight of the Board behind them. If a homeowner wants the entire board to comment in an official manner on an action or question, the homeowner needs to attend the next board

Items of Interest Cont':

- Book/Movie Pick for the Season:
 - There is a new, memoir on Johnny Appleseed that just released in May called: "American Rambler: Walking the Trail of Johnny Appleseed" by Isaac Fitzgerald. It is described as, "...an epic journey that both takes him [John Chapman] far from home and brings him closer to it...". With America's 250th anniversary coming up this year, it'll be a good choice to go back to some legendary roots for this major milestone of a holiday season!

Important Dates, Holidays and HOA Calendar:

JUNE

- 1ST-TN'S 230TH STATEHOOD DAY
- 14TH- FLAG DAY
- 16TH-FATHER'S DAY
- 18TH-BOARD MEMBER MEETING 5:30
- 19TH-JUNETEENTH
- 21-SUMMER SOLSTICE (LONGEST DAY OF THE YEAR)

JULY

- 4TH- FOURTH OF JULY (AMERICA'S 250TH BIRTHDAY)
- 4TH- FOURTH OF JULY COOKOUT! SEE FLYER BELOW FOR DETAILS

AUGUST

- 20TH--BOARD MEMBER MEETING 5:30



SAVE THE DATES!

WHAT: BOARD OF DIRECTORS MEETING

WHERE: CLUB HOUSE

WHEN: June 18th and August 20th, 2026 5:30

***ANY HOMEOWNER WHO WISHES TO ADDRESS THE BOARD AT THIS TIME
MAY SIGN UP IN ADVANCE BY FILLING OUT THE FORM ON THE WEBSITE
OR SIGNING UP ON THE CLIP BOARD PRESENTED AT THE MEETING.**

SAVE THE DATE!

WHAT: 4th of July Cookout!

WHERE: CLUB HOUSE

WHEN: July 4th from 2-4 PM

The Board will provide the main meats and drinks. Homeowners are encouraged to bring sides and desserts! Let's celebrate our 250th together!